

VICINITY MAP NO SCALE ZONE ATLAS: E-19-Z

SUBDIVISION DATA

GROSS ACREAGE 4.1078 Acres
 ZONE ATLAS NO. E-19-Z
 NO. OF EXISTING LOTS/TRACTS 1 TRACT
 NO. OF LOTS/TRACTS CREATED 2 TRACT
 NO. OF LOTS/TRACTS ELIMINATED 1 TRACT
 MILES OF FULL WIDTH STREETS CREATED 0.0 Miles
 AREA DEDICATED TO CITY OF ALBUQUERQUE 0.0 Acres
 DATE OF SURVEY MAY, 2015

FREE CONSENT AND DEDICATION:

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER, WATER, SEWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

InterFirst Properties, Inc.
 Philip Lindborg, President

 Philip Lindborg, President Date

OWNER'S ACKNOWLEDGMENT:

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS
 This instrument was acknowledged before me on _____
 By Philip Lindborg, President of InterFirst Properties, Inc. a New Mexico Corporation on behalf of said Company

NOTARY PUBLIC MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATE WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF "TRACT A-1, LUTHERAN CHURCH IN AMERICA" AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 11, 1987 IN BOOK C34, FOLIO 138 AND CONTAINING 4.1078 ACRES MORE OR LESS.

PURPOSE OF PLAT:

1. SUBDIVIDE TRACT A-1, LUTHERAN CHURCH IN AMERICA INTO 2 TRACTS.
2. GRANT EASEMENTS AS SHOWN HEREON IN THIS PLAT.

TABLE OF CONTENTS:

SHEET 1 COVER SHEET
 SHEET 2 EXISTING CONDITIONS
 SHEET 3 FINAL PLAT GEOMETRY

NOTES:

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
4. BASIS OF BOUNDARY IS FROM THE PLAT OF RECORD ENTITLED:
 "TRACT A-1 LANDS OF LUTHERAN CHURCH IN AMERICA", (8-11-1987, C34-138)
 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. FIELD SURVEY PERFORMED IN MAY, 2015.

"NOTICE OF SUBDIVISION PLAT VARIANCE"
 TRACTS A-1-A & A-1-B, LANDS OF LUTHERAN CHURCH IN AMERICA
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

THE PLAT FOR TRACTS A-1-A & A-1-B, LANDS OF LUTHERAN CHURCH IN AMERICA, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER OF WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS. AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

**PLAT FOR
 TRACT A-1-A & A-1-B
 LANDS OF
 LUTHERAN CHURCH IN AMERICA
 WITHIN
 SECTION 30
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2015**

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date

New Mexico Gas Company _____ Date

CenturyLink QC _____ Date

XFINITY _____ Date

City Approvals:

City Surveyor _____ Date

Real Property Division _____ Date

Environmental Health Department _____ Date

Traffic Engineering, Transportation Division _____ Date

Albuquerque Bernalillo Water Utility Authority _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

SURVEYOR'S CERTIFICATION:

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

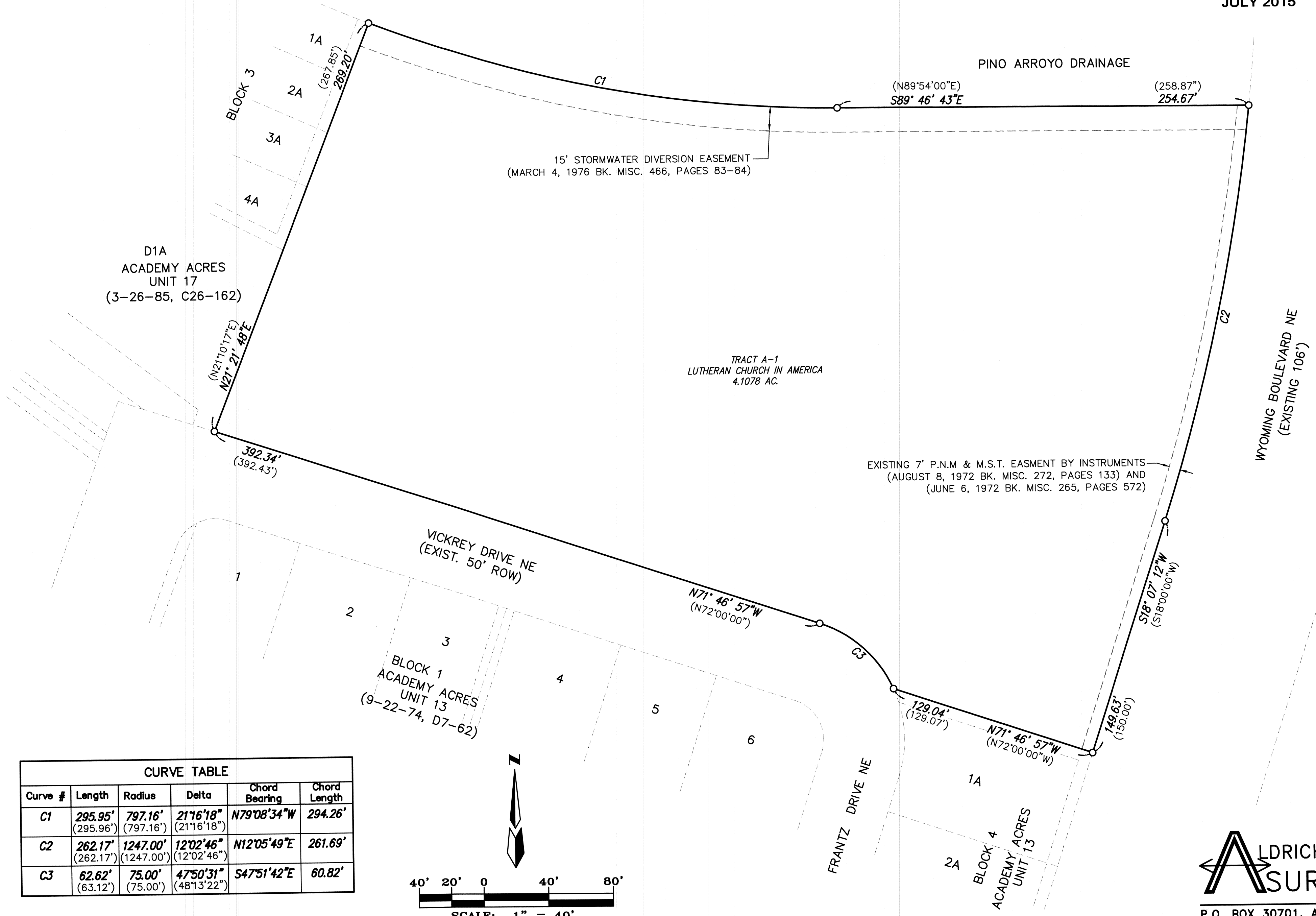
Timothy Aldrich P.S. No. 7719 _____ Date



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

BULK PLAT.dwg	Drawn: SPS	Checked: TA	Sheet 1 of 3
Scale: AS SHOWN	Date: 6/25/2015	Job: A14052	

PLAT FOR
TRACT A-1-A & A-1-B
LUTHERAN CHURCH IN AMERICA
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 JULY 2015



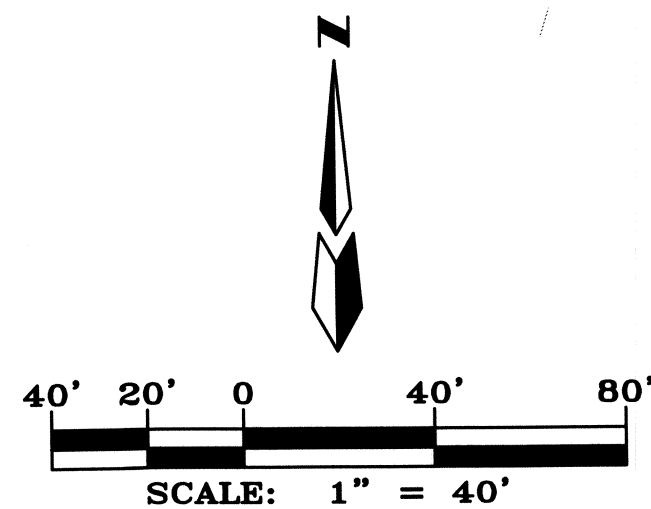
D1A
 ACADEMY ACRES
 UNIT 17
 (3-26-85, C26-162)

TRACT A-1
 LUTHERAN CHURCH IN AMERICA
 4.1078 AC.

BLOCK 1
 ACADEMY ACRES
 UNIT 13
 (9-22-74, D7-62)

BLOCK 4
 ACADEMY ACRES
 UNIT 13

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	295.95' (295.96')	797.16' (797.16')	21°16'18" (21°16'18")	N79°08'34"W	294.26'
C2	262.17' (262.17')	1247.00' (1247.00')	12°02'46" (12°02'46")	N12°05'49"E	261.69'
C3	62.62' (63.12')	75.00' (75.00')	47°50'31" (48°13'22")	S47°51'42"E	60.82'

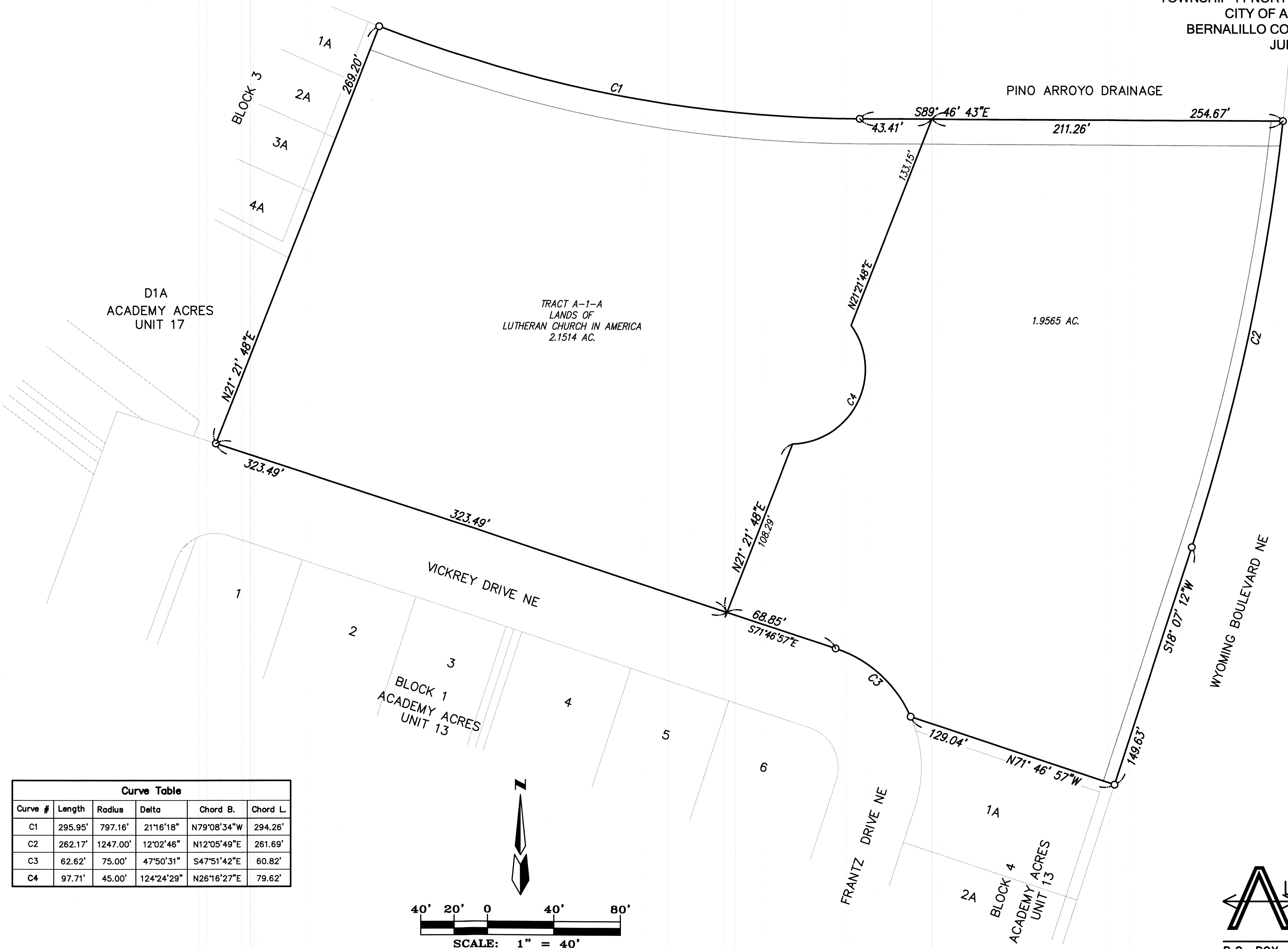


BULK PLAT.dwg	Drawn: SPS	Checked: TA	Sheet 2 of 3
Scale: AS SHOWN	Date: 6/25/2015	Job: A14052	

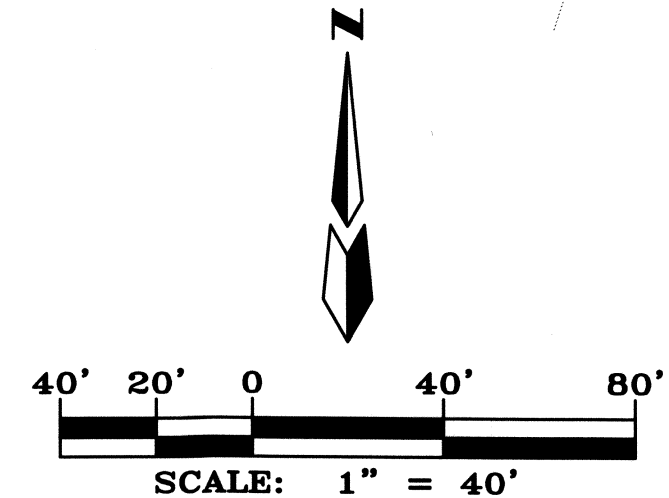
ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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 LANDS OF
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 JULY 2015



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C3	62.62'	75.00'	47°50'31"	S47°51'42"E	60.82'
C4	97.71'	45.00'	124°24'29"	N26°16'27"E	79.62'



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